

11510 West 80th Street

Lenexa, Kansas 66214

For Sale



Excellent Location

- 2 Building Office/Flex/Lab Campus totaling 61,745 SF
- Food Grade, Fully Air Conditioned Laboratory with Water Supply and Drains Throughout
- Located in Pine Ridge West Business Park with Great Access to Quivira Road and I-35
- New Roof Coming Spring 2025
- Excellent Owner/User Opportunity

For more information:

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Michael R. Block, CPM

816.932.5549

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This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

Building Specifications

Building Size: Building 1 (Laboratory): 52,611 SF (Approx. 18,600 SF of Office), 1,796 SF Basement
Building 2 (Axillary Office): 6,176 SF, 612 SF basement.
Tunnel: 550 SF tunnel connecting the two buildings underground
Total: 61,745 SF

Land Size: 5.05 Acres

Year Built: 1991, Renovated in 2016

Construction: Masonry/concrete slab on grade

Parking: 215 Spaces w/room to expand

Zoning: BP-1

HVAC: Replaced in 2015, repair on all leaks and maintenance in 2018

Roof: Replaced in 2005, Flat roof with TPO Membrane

Building Connection: Underground tunnel connects the two buildings

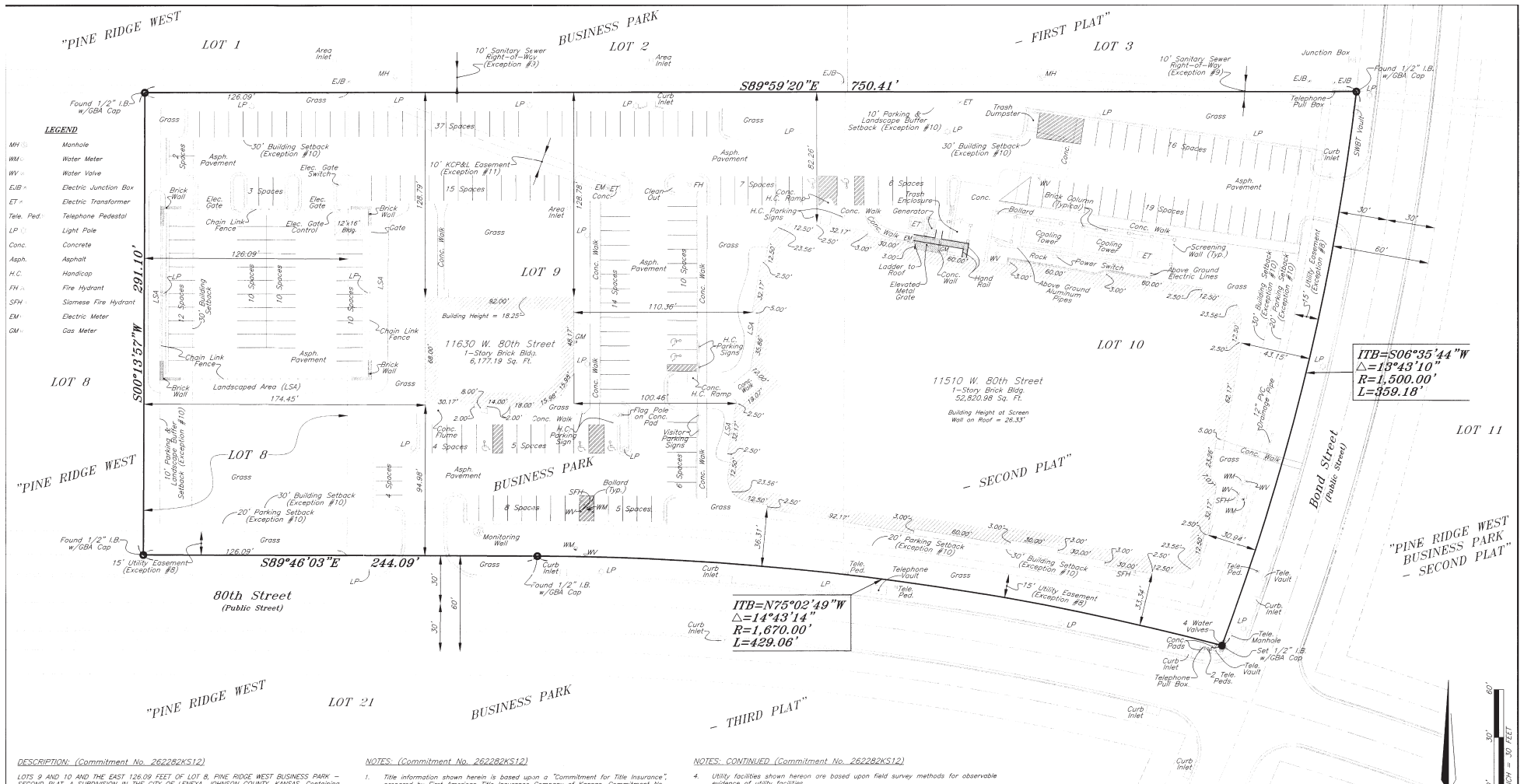
Real Estate Taxes(2023): \$229,261.37 (\$3.71/ SF)

Parcel ID: IP60510000 0008A

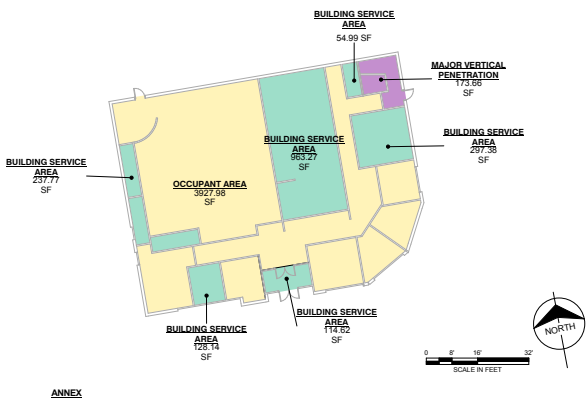
Legal Description: LOTS 9 AND 10 AND THE EAST 126.09 FEET OF LOT 8, PINE RIDGE WEST BUSINESS PARK-SECOND PLAT, A SUBDIVISION IN THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS.

KUPN: 046-057-26-0-20-02-007.00-0

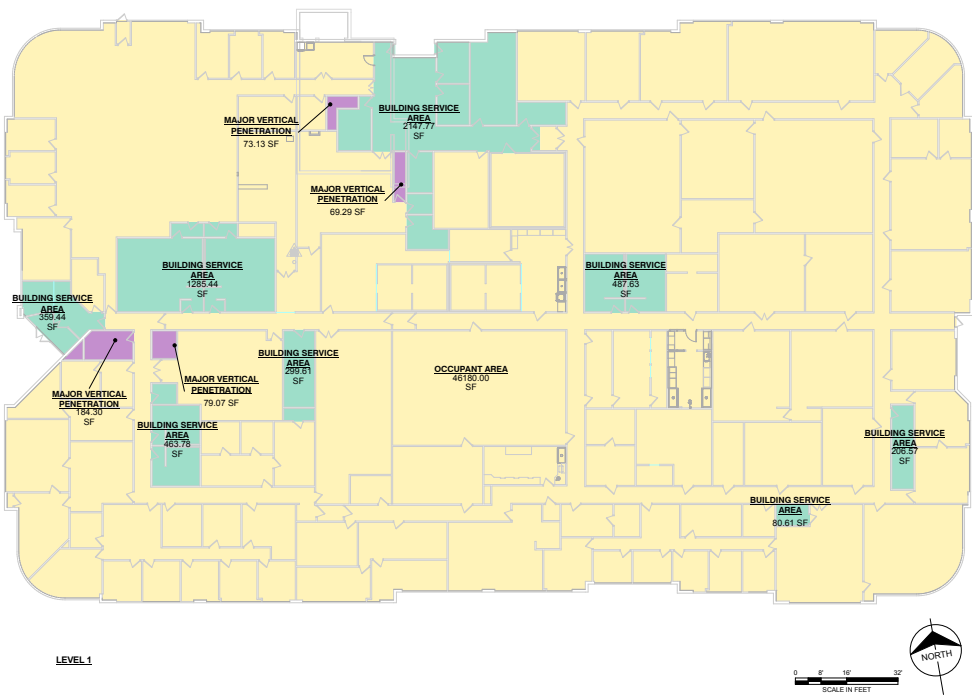
Survey



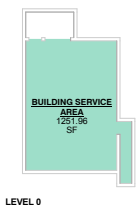
Floor Plans



INTERIOR GROSS AREA LEGEND - ANNEX	
BUILDING SERVICE AREA	1726.17 SF
MAJOR VERTICAL PENETRATION	173.66 SF
OCCUPANT AREA	3927.98 SF
INTERIOR GROSS AREA TOTAL:	5897.80 SF



INTERIOR GROSS AREA LEGEND	
BUILDING SERVICE AREA	6582.82 SF
MAJOR VERTICAL PENETRATION	405.79 SF
OCCUPANT AREA	46180.00 SF
INTERIOR GROSS AREA TOTAL:	53168.61 SF

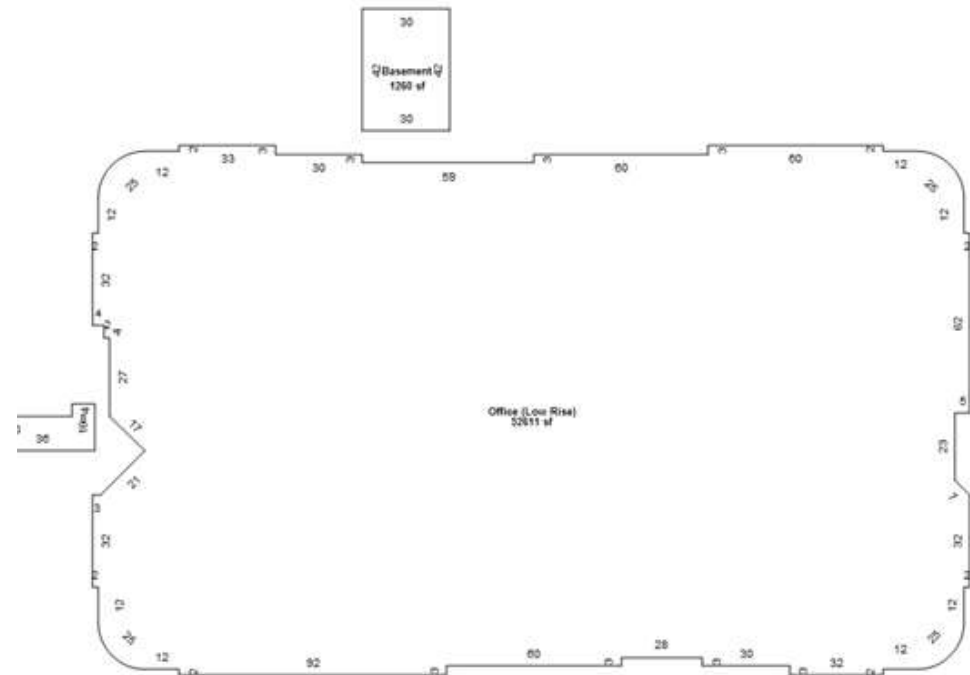
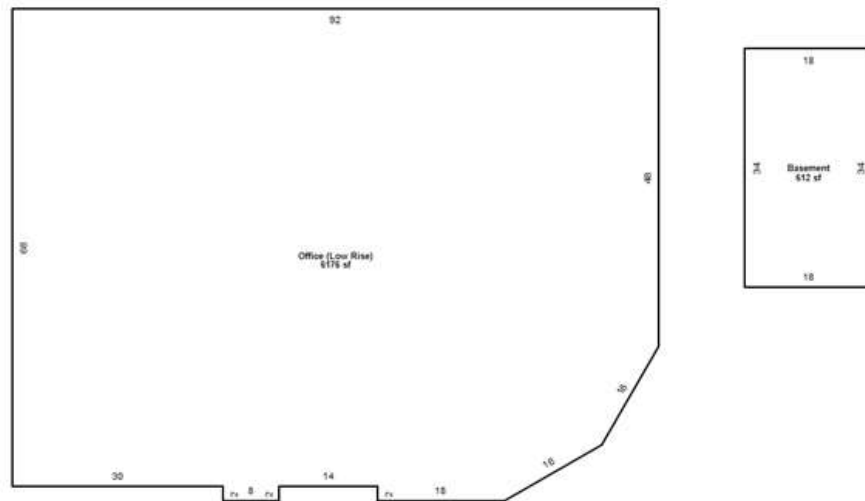


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Lab Building Footprint



Sketch by Apex Sketch

4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

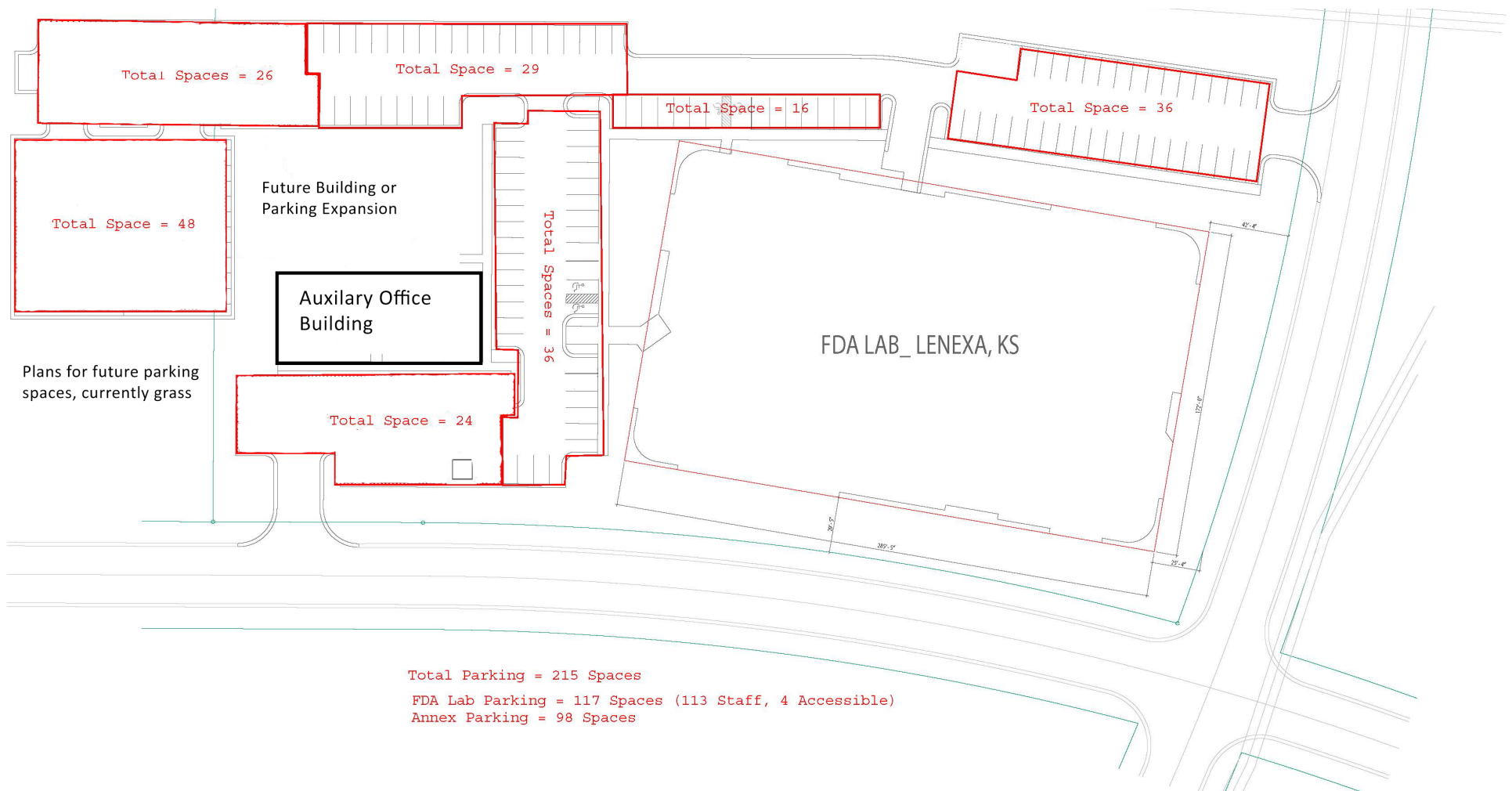
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Site Plans



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Property Photos



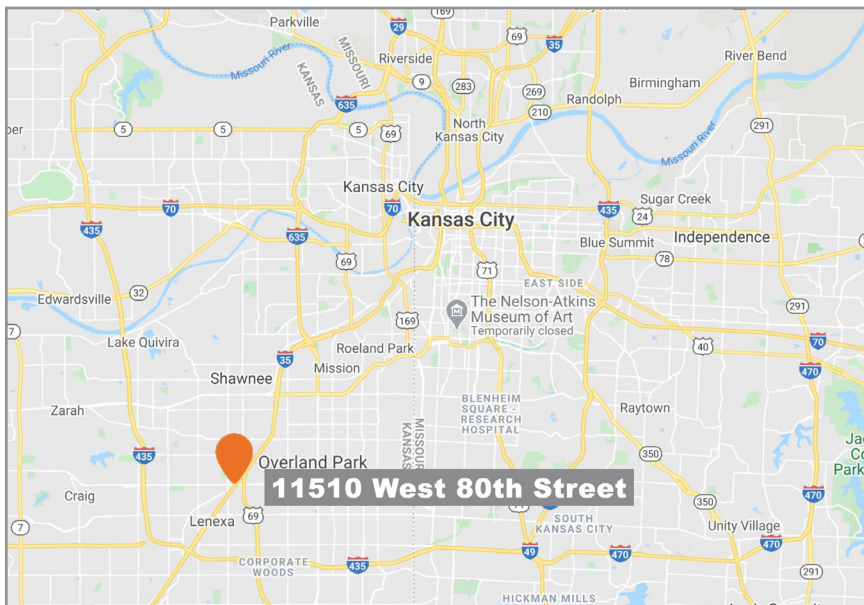
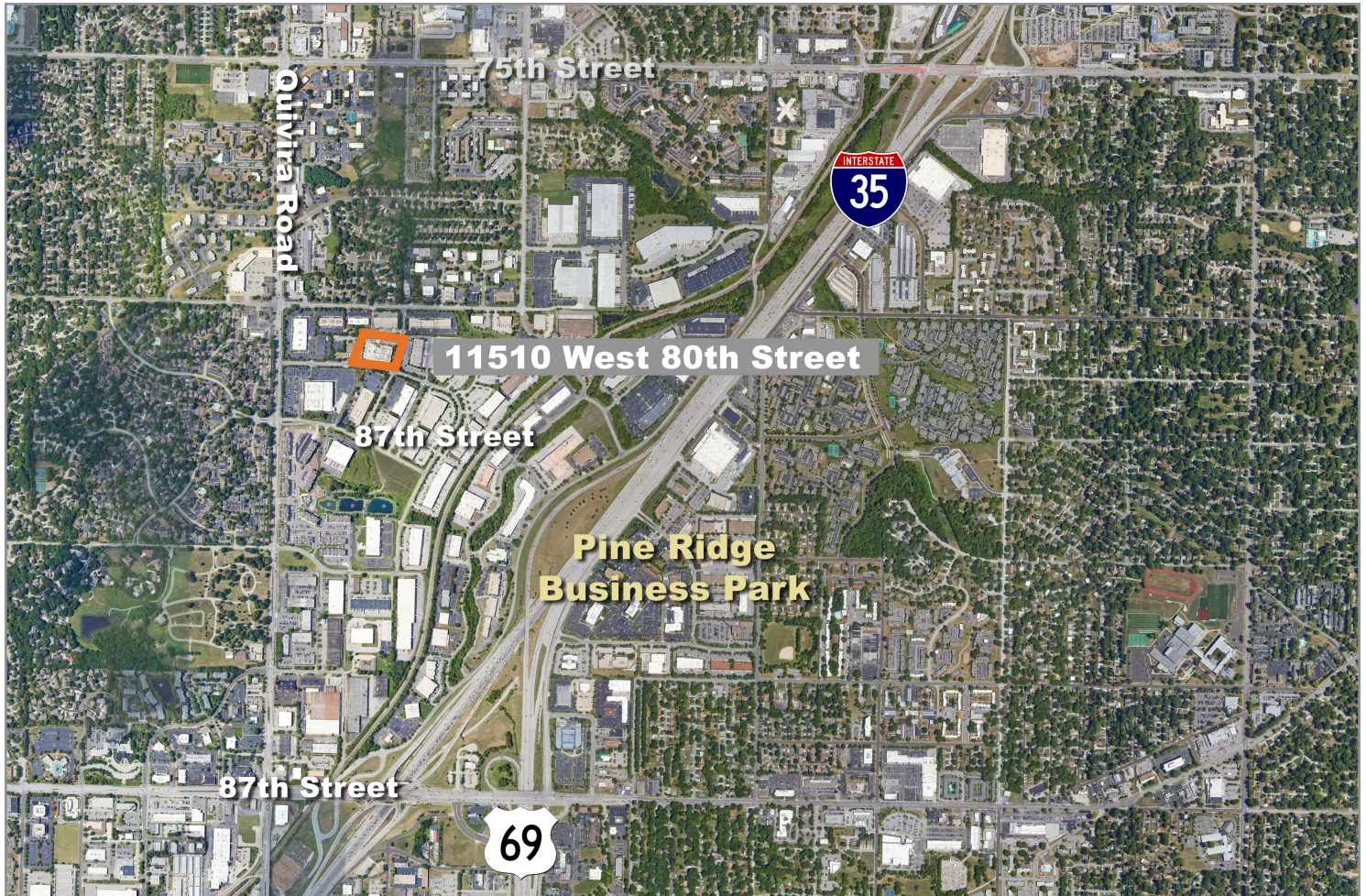
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